

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: January 13, 2005

ITEM NO. 3

CASE NUMBER/
PROJECT NAME
LOCATION

104-DR-1999#2
Desert Cove Medical Office
8960 E Desert Cove Avenue

REQUEST

Request for site plan and elevations approval for an addition to an existing medical complex.

OWNER	Desert Cove, LTD 623-780-9119	ENGINEER	Hess-Roundtree 480-496-0244
ARCHITECT/ DESIGNER	Duane Hyatt Design Lab 623-780-9119	APPLICANT/ COORDINATOR	Gene Livingston Desert Cove, LTD 623-780-9119

BACKGROUND

Zoning. The site is zoned I-G (Light Industrial) District where offices including medical offices are permitted uses. A landscape buffer and CMU wall screen an adjoining residential area situated north of the site.

Context. The site is adjacent to an existing I-G medical office development toward the west. To the south across Desert Cove Avenue is a hotel, office area and internalized community storage facility with R1-7 single-family residential uses to the north.

APPLICANT'S
PROPOSAL

Applicant's Request. The request is to expand the 2 existing buildings that include a medical office and surgery center on the 2-acre site. The addition includes a total new floor area of approximately 7,300 sq. ft. for the buildings and also expansion of the parking lot. The medical office expansion provides for office, conference room and patient reception and waiting areas; while the surgery center expansion includes a new treatment room, Doctor's prep area and staff break-room. A 234 sq. ft. open-air, breezeway connects the 2-buildings and allows patients and medical staff to move between the facilities. A 20 ft. wide landscape buffer separates the 2 buildings. Individual floor areas of buildings are less than the 12,500 sq. ft. maximum standard permitted by the I-G District. Exterior upgrade of the existing buildings and provisional of new landscape planters are also included, especially along the south (Desert Cove Avenue) side.

Development Information:

- Existing Use: Existing 2 building medical complex with existing 11,670 sq. ft. surgery center and a 2,357 sq. ft. medical office buildings
- Parcel Size: 2.2+/- ac. (94,426 sq. ft.)

- Total Square Footage: Proposed 6,391 sq. ft. addition to the medical office and 826 sq. ft. addition to the surgery center for a total size of 8,748 and 12,496 sq. ft. respectively, or 21,244 sq. ft. total floor area. A separated, open 629 sq. ft. covered equipment shelter and 234 sq. ft. open air breezeway are also provided.
- Parking Required/Provided: 86 spaces required 92 spaces provided
- Traffic/access: The site has access from 2 locations on Desert Cove Ave. to the south, with the westerly driveway being shared with the existing medical offices to the west.
- Building Height: 14-20 ft.
- Open Space: 22,662 sq. ft. is required and 28,479 sq. ft. is provided, and is situated around the buildings with a 25 ft. front yard and a 23 ft. rear yard open space buffer.
- Landscaping: Existing plant palette including Acacia, Mesquite, and Palo Verde trees plus other desert plant materials, existing turf located along the street will be maintained.

DISCUSSION

The single story buildings contain a combination of gray and tan stucco finished walls with both parapet and pitched tile roof. Limited low, stone veneer finished wainscot, details and planters are also provided. The building has a variety of step backs and protrusions with stepped parapet roof heights. A stucco finished fin wall extends outward from the north side of the building. Minimum 10 ft. wide base planting areas are provided around the buildings along with suitable sidewalk connections to the parking lot and street.

KEY ISSUES

An open-air breezeway connecting the 2 buildings is not counted toward the required 20 ft. separation between buildings required by the I-G district.

OTHER BOARDS AND COMMISSIONS

DRB previously approved Case 102-DR-99 in 1999 which was the first phase of development of the site.

STAFF

Staff recommends approval, subject to the attached stipulations.

RECOMMENDATION

STAFF CONTACT(S)

Al Ward
Senior Planner
Phone: 480-312-7067
E-mail: award@ScottsdaleAZ.gov

Randy Grant
Chief Planning Officer
Phone: 480-312-7995
E-mail: rgrant@scottsdaleaz.gov

ATTACHMENTS

1. Applicant Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Elevations
6. Perspective
7. Preliminary Landscape Plan
8. Floor Plan
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements

PROJECT NARRATIVE

Phase II
Case #293-PA-99
Surgery Center of Scottsdale
8960 E. Desert Cove
Scottsdale, AZ

This request is to build the approved second phase to an existing complex occupied by Surgical Centers of America II. The project consists of an attached pad building of approximately 6,700 SF. A building addition of 750 SF and additional previously approved parking spaces.

In respect to the addition, regulatory changes and functional refinements to the surgical facility dictate a specific configuration, which is reflected in our design. The existing facility has two surgical suites, which are serviced by support functions. We are not adding any more surgical suites, but must increase the size of and relocate our sign in and waiting area. Initially, the waiting area was detached in building "B" and located adjacent to the business office. Due to patient confidentiality laws, we need private areas to both sign in and hold physician consultation. Also, the doctors and surgical staff cannot go outdoors as they have done in the past to access patients/relatives without changing their surgical attire.

To accommodate the function and flow we are requesting three conditions to our design: 1.) The addition of 750 SF to building "A" to provide a direct entrance from the parking area to a staff changing area, which will be adjacent to treatment/consultation rooms, 2.) the addition of an enclosed breezeway to connect to the primary sign-in/waiting area, and 3.) connecting the additional pad building to building "B" to be able to expand administrative functions

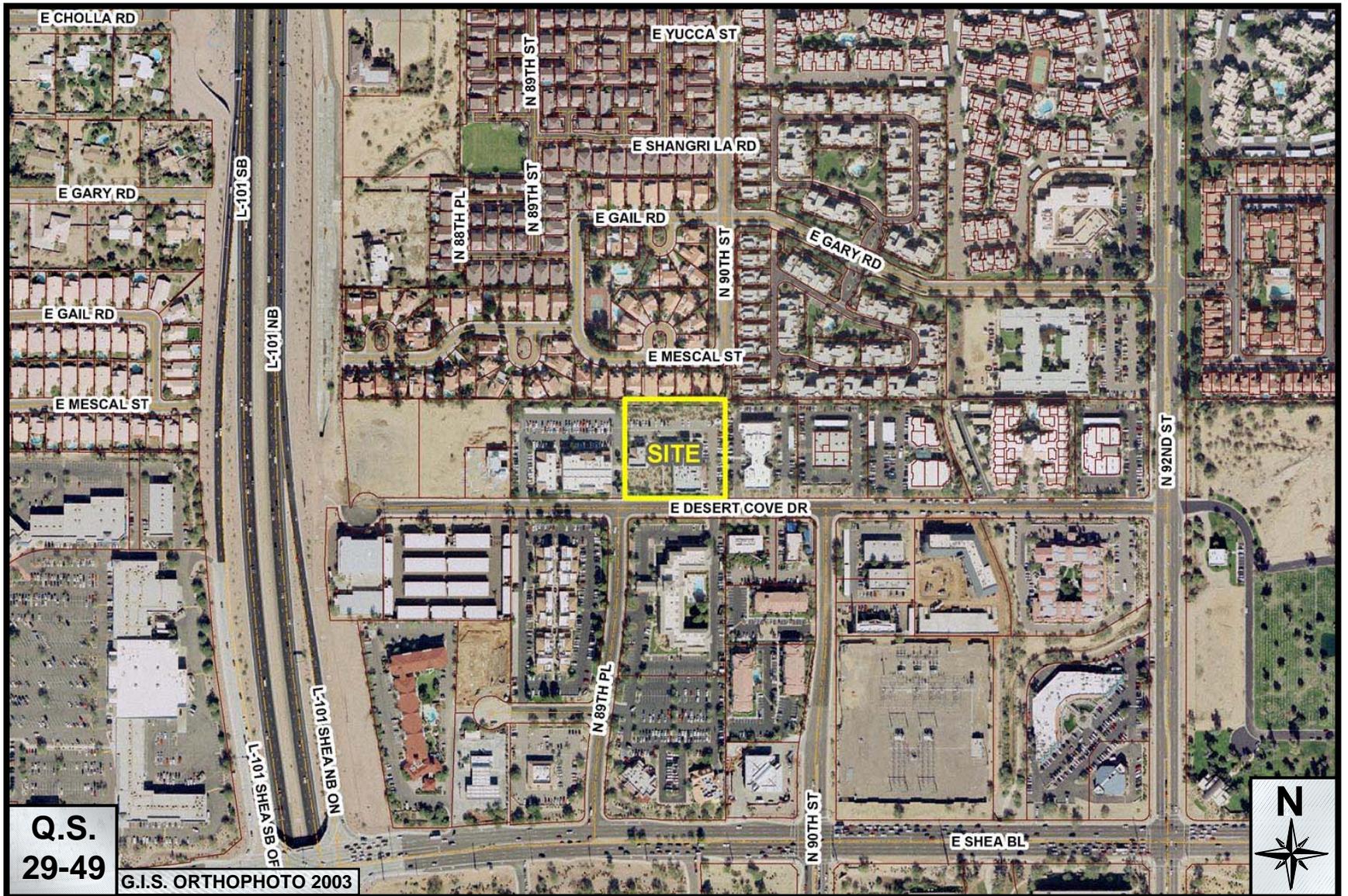
The square footage and configuration both fall within zoning and building occupancy guidelines. We also wish to add varying height low stone landscaping walls around the entire complex to provide additional texture and definition to the edges of the site. We will repaint the complex in soft taupe tones.

The completed design should have no adverse visual impact because it is one of the lowest overall height buildings in the vicinity.

ATTACHMENT #1

104-DR-1999#2

9/16/2004

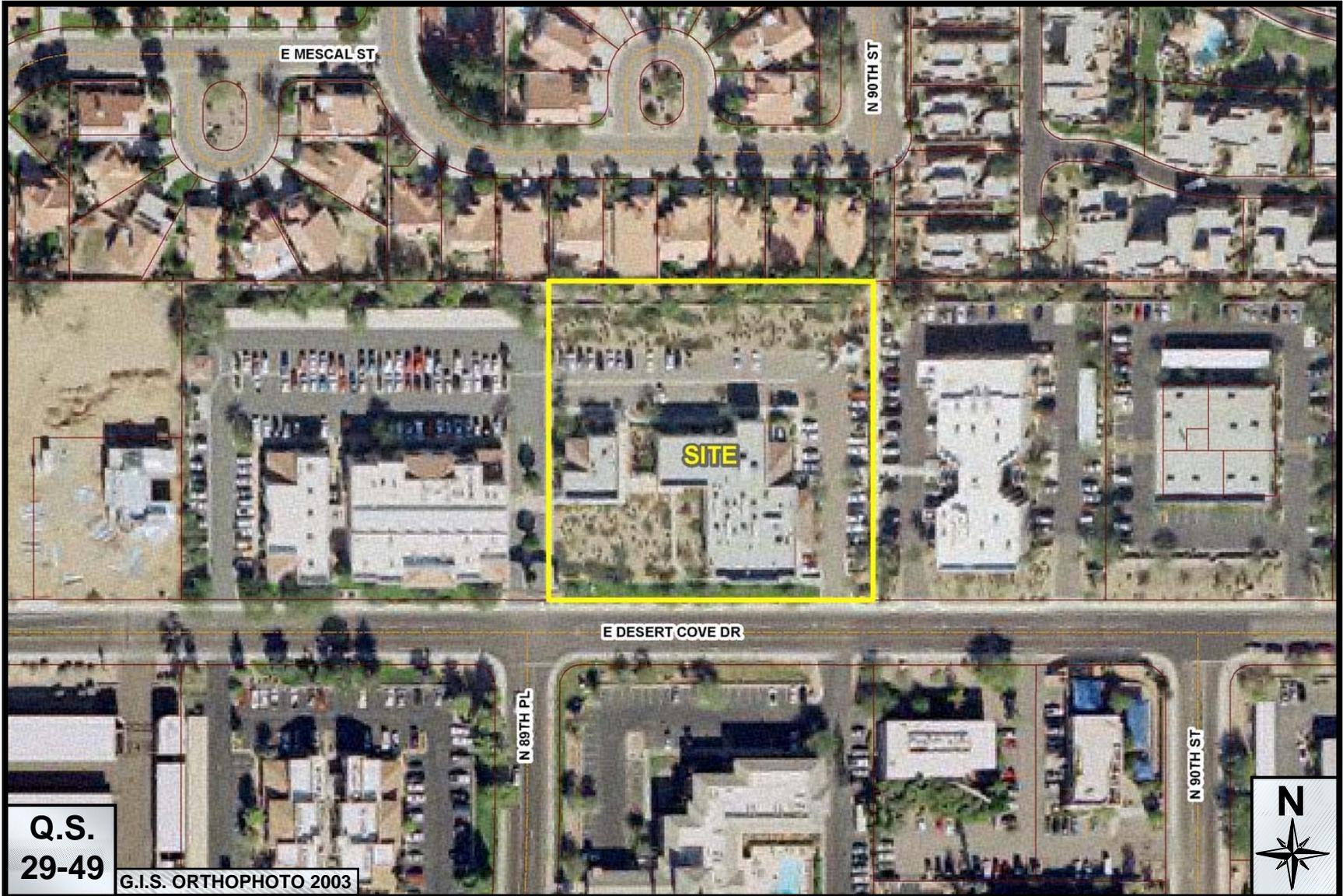


Q.S.
29-49

G.I.S. ORTHOPHOTO 2003

Desert Cove Medical Center

104-DR-1999#2



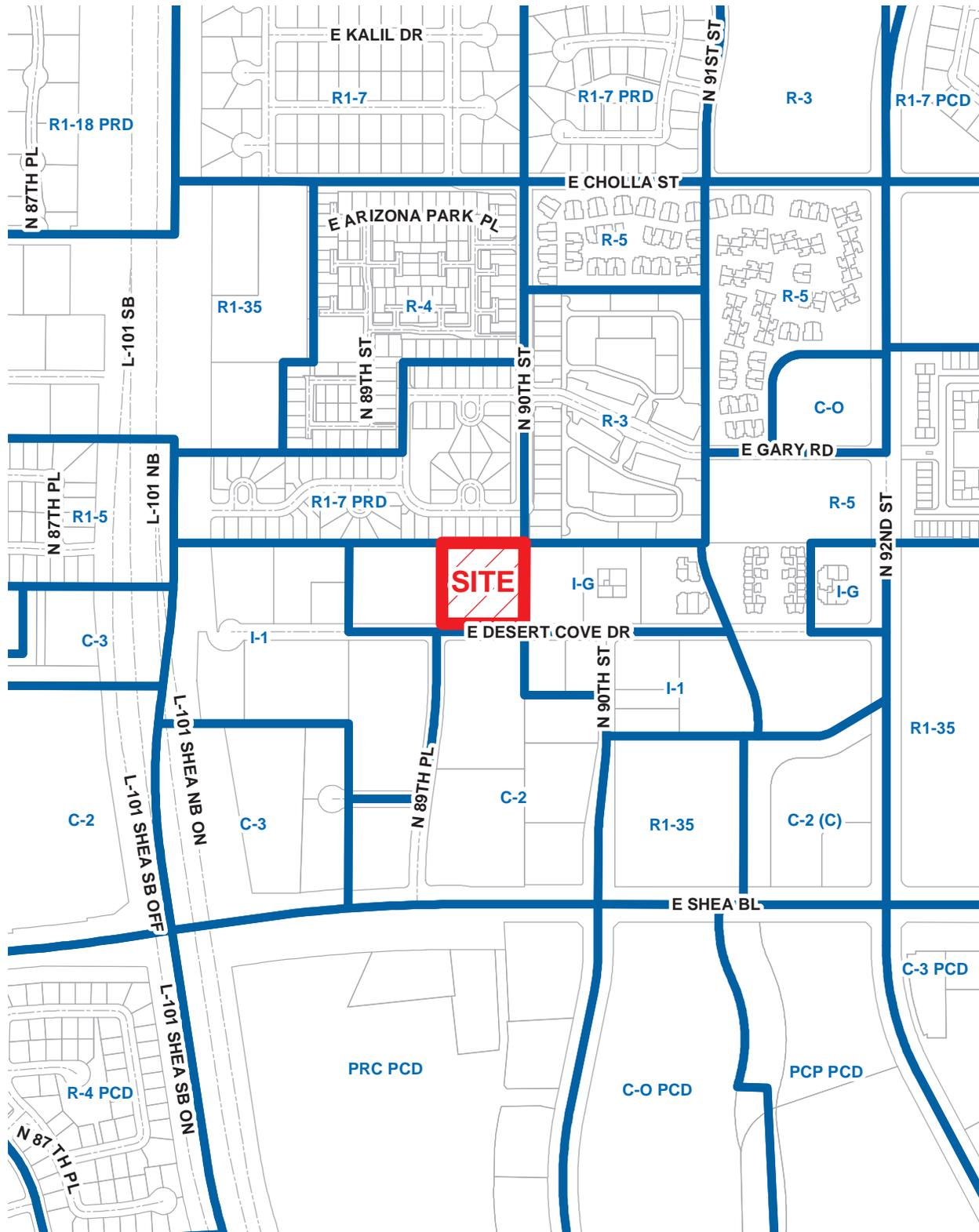
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Desert Cove Medical Center

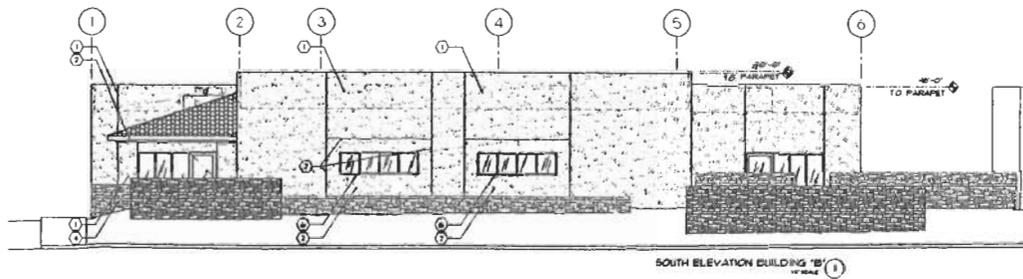
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ATTACHMENT #2A

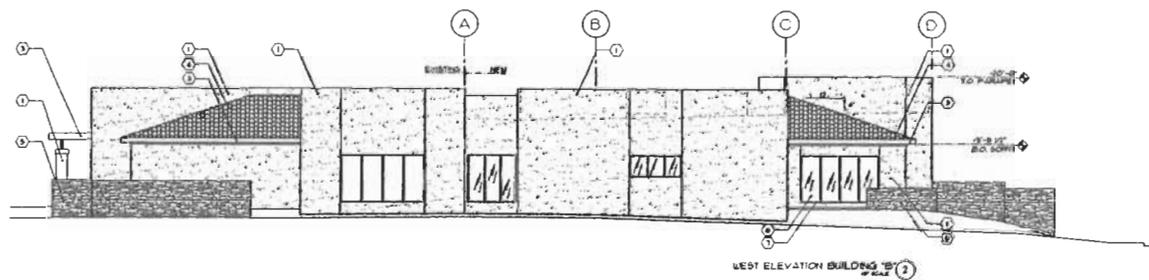


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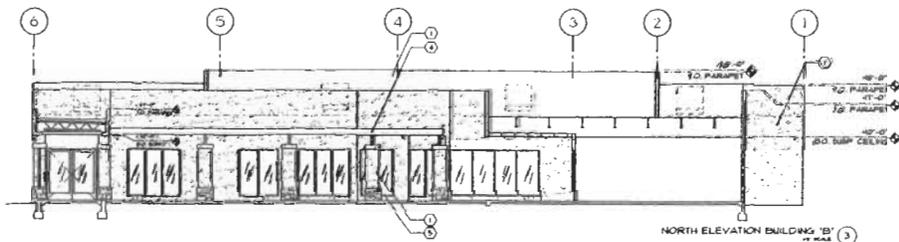
ATTACHMENT #3



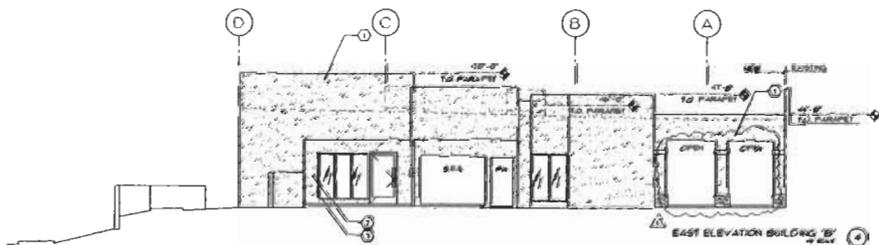
SOUTH ELEVATION BUILDING 'B'



WEST ELEVATION BUILDING 'B'



NORTH ELEVATION BUILDING 'B'



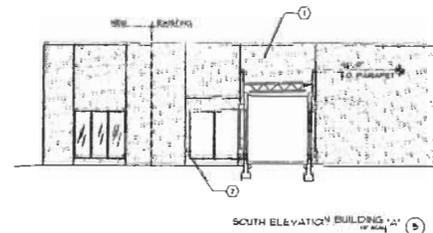
EAST ELEVATION BUILDING 'B'

FINISH LEGEND

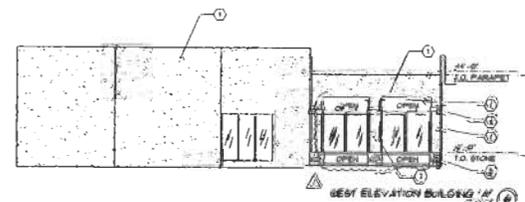
- ① PAINTED BRICK COLOR TO BE DUNK EDWARDS MP 110 15H GREY
- ② PAINTED BRICK COLOR TO BE DUNK EDWARDS MP 110 15H GREY
- ③ PAINTED BRICK COLOR TO BE DUNK EDWARDS MP 110 15H GREY
- ④ PAINTED PETAL COLOR TO BE DUNK EDWARDS OR 203 - HONOLULU
- ⑤ STONE VENEER TO BE CAL-N-SHOW - CRYSTACK - GRANITE BLEND
- ⑥ GLAZING TO MATCH EXISTING UNIT
- ⑦ WINDOW FRAMES TO MATCH EXISTING
- ⑧ EXPANDED ASP
- ⑨ ACSP FILL TO BE FINISH LITTLE NO JACK - MATCH EXISTING

NOTES:

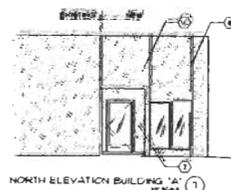
- 1. CONTRACTOR TO VERIFY THAT ALL FRAMES TO MATCH EXISTING ADJACENT STRUCTURE.
- 2. ALL ROOF FINISHES EQUIPMENT TO BE COMPLETELY COVERED BY PARAPET WALLS AS SHOWN.
- 3. ALL EQUIPMENT UTILITIES OR THEIR APPEARANCES TO BE AN INTEGRAL PART OF THE BUILDING DESIGN IN TERMS OF FORM, COLOR AND TEXTURE.



SOUTH ELEVATION BUILDING 'A'



WEST ELEVATION BUILDING 'A'



NORTH ELEVATION BUILDING 'A'



MEDICAL OFFICE
8960 EAST DESERT COVE AVE
SCOTTSDALE, ARIZONA

ELEVATIONS



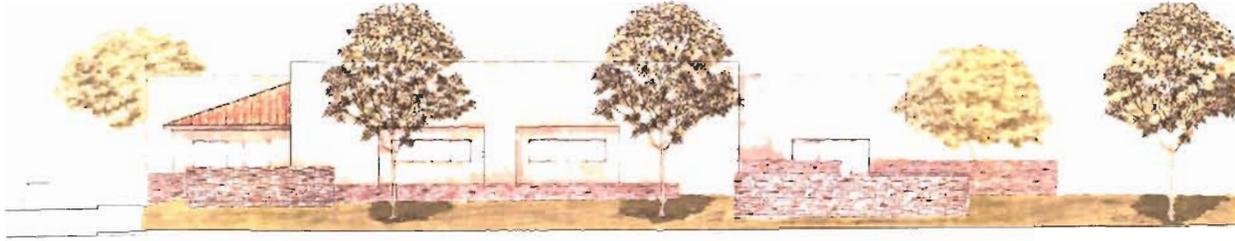
REVISIONS:
DESIGN COMMENTS
01/30/04

JOB NO 03061
DATE 12/30/2004

A4.0

PROJ. NO. 104-DR-1999#2
DATE 12/30/2004

DESIGNER: J. D. ...
ARCHITECT: J. D. ...
ENGINEER: J. D. ...
CONTRACTOR: J. D. ...



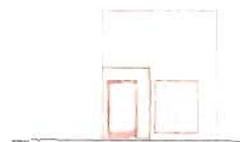
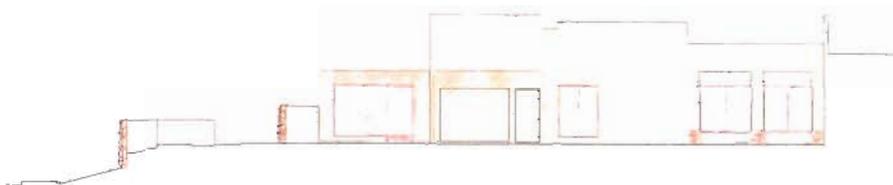
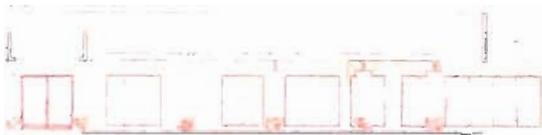
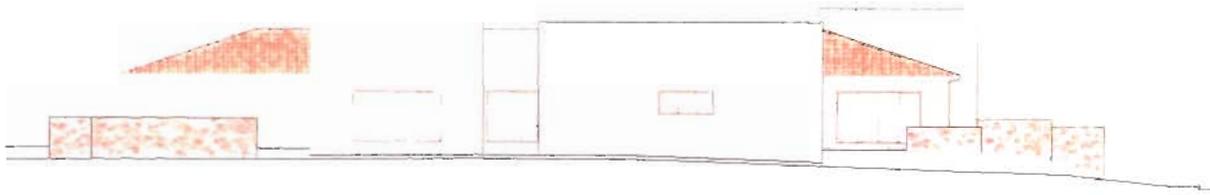
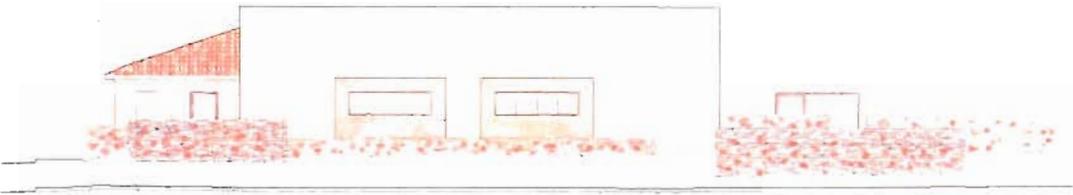
MEDICAL OFFICE
8960 EAST DESERT COVE AVE
SCOTTSDALE, ARIZONA

COLOR ELEVATION



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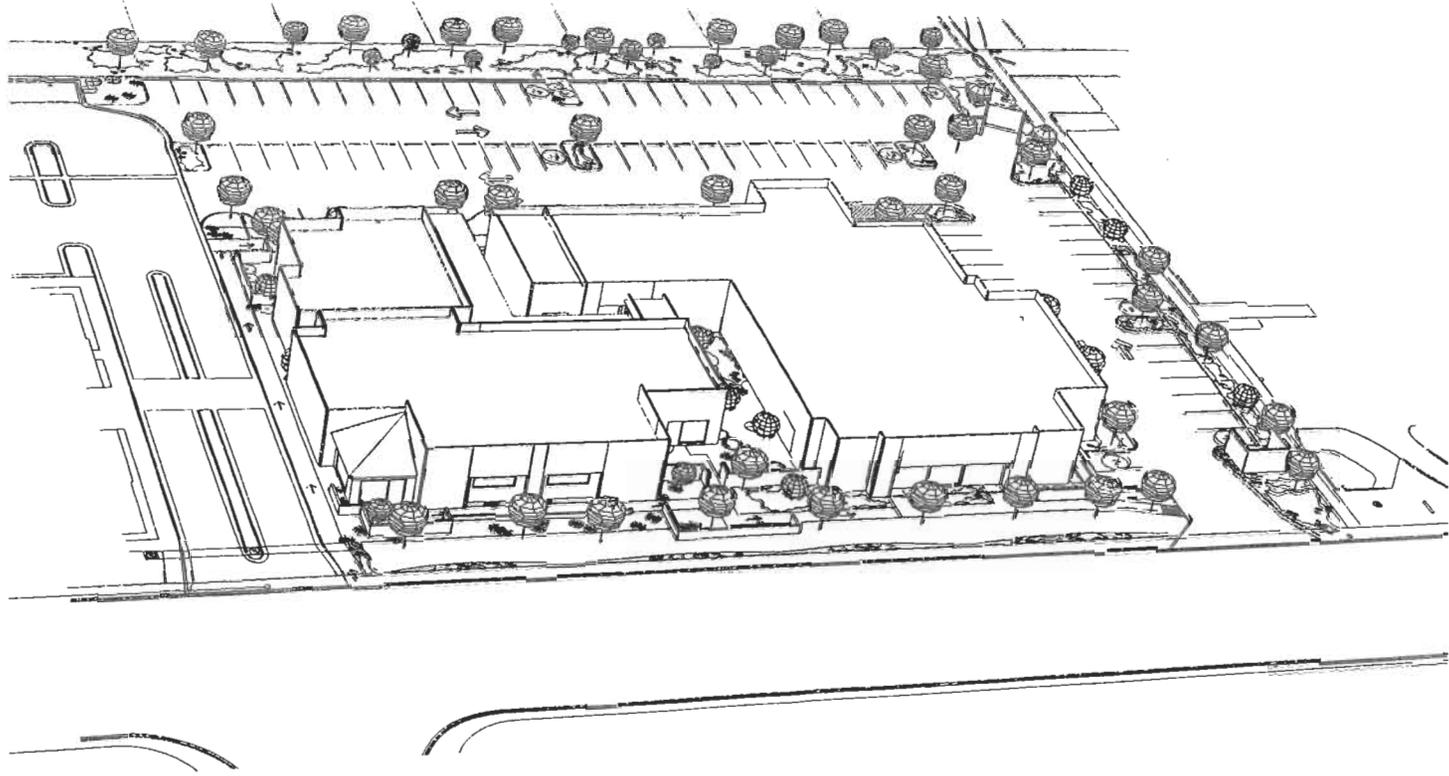
104-DR-1999#2
12/30/2004



MEDICAL OFFICE
8960 EAST DESERT COVE AVE.
SCOTTSDALE, ARIZONA

ELEVATIONS





MEDICAL OFFICE
 8960 EAST DESERT COVE AVE.
 SCOTTSDALE, ARIZONA

PERSPECTIVE



REVISED

ARCH NO. 0124

DATE: 09-01-04



designlab inc. warrants accuracy of our drawings and designs under contract only. It does not warrant that the drawings and designs are free from errors or omissions, nor does it warrant that the drawings and designs are suitable for the intended use. designlab inc. shall not be held responsible for any errors or omissions in the drawings and designs, or for any consequences arising therefrom, whether or not such errors or omissions were caused by negligence. designlab inc. shall not be held responsible for any errors or omissions in the drawings and designs, or for any consequences arising therefrom, whether or not such errors or omissions were caused by negligence.

104-DR-1999#2
 12/30/2004

**DESERT COVE MEDICAL
COMPLEX
SCOTTSDALE, AZ.**

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- | | |
|---|--|
| <p><input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.</p> <p><input type="checkbox"/> 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.

_____</p> <p><input checked="" type="checkbox"/> 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.</p> <p><input type="checkbox"/> 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.</p> <p><input checked="" type="checkbox"/> 5. PROVIDE A KNOX ACCESS SYSTEM:
 <input checked="" type="checkbox"/> A. KNOX BOX
 <input type="checkbox"/> B. PADLOCK
 <input type="checkbox"/> C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.</p> <p><input type="checkbox"/> 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.</p> <p><input type="checkbox"/> 7. SUBMIT PLANS FOR A CLASS ___ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.</p> <p><input type="checkbox"/> 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°.</p> <p><input type="checkbox"/> 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.</p> | <p><input checked="" type="checkbox"/> 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.</p> <p><input checked="" type="checkbox"/> 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input checked="" type="checkbox"/> 13. NUMBER OF NEW FIRE HYDRANT INSTALLATIONS EX- DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF ___ AT ___ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.</p> <p><input checked="" type="checkbox"/> 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____</p> <p><input checked="" type="checkbox"/> 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____</p> <p><input checked="" type="checkbox"/> 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x <u>4"</u> (NSHT)
 <input type="checkbox"/> 4' TO 8' BACK OF CURB; INDEP. WET LINE.
 <input checked="" type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS.</p> <p><input checked="" type="checkbox"/> 19. THE FIRE LINE SHALL BE EXTENDED A MAXIMUM OF 3' INTO THE BUILDING WITH A MINIMUM OF ___ CLEARANCE AROUND THE FIRE RISER. EXTERIOR ACCESS REQUIRED.</p> |
|---|--|

20. SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA:
- D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES:
.45 OVER 3000 SQ. FT.
- F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.
- G. MEDICAL GAS REQUIRES A FIRE DEPT. PERMIT.---

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

**Stipulations for Case:
Desert Cove Medical Office
104-DR-1999#2**

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by DesignLab Inc. with a plan date of 12-20-04.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by DesignLab Inc. with a plan date of 12-20-04.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by DesignLab Inc. with a plan date of 12-20-04.
 - d. Site Plan Worksheet, Floor and Floor Plan Worksheet and Roof Plan shall be constructed to be consistent with the site plan submitted by DesignLab Inc. with a plan date of 12-20-04.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1' higher than the tallest unit.
4. All exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladder shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
8. Dooley wall fencing shall not be allowed.
9. All walls shall match the architectural color, materials and finish of the building(s).
10. The breezeway connecting the two (2) buildings shall be constructed as an open-air structure and fully open to the outside on at least one side.
11. The existing covered equipment shelter situated adjacent to the eastern building shall be open-air and fully separated by a wall from the adjacent building with no direct connections, doorways or passages.

Ordinance

A. In accordance with the Light Employment (I-G) Dist. except for the covered breezeway, buildings shall be separated by a minimum distance of twenty (20) feet and not including the open-air equipment building noted in #11 above, contain maximum individual floor areas of 12,500 sq. ft. Not more than 2/3rds of any building may exceed eighteen (18) feet in height to a maximum height of twenty (20) feet.

B. SITE DESIGN:

DRB Stipulations

- 12. Provide pedestrian connections from the building to the street adjacent to each of the site driveways.
- 13. Provide a minimum twenty (24) ft. of landscape buffer between the edge of the northern parking lot and the existing CMU wall along the north property line.

Ordinance

C. Provide a minimum seventy-five (75) foot building setback from the north property line for any portion of the building exceeding eighteen (18) feet in height.

OPEN SPACE:

DRB Stipulations

14. With final plans submittal, the developer shall provide an open space worksheet to verify that approximately 28,497 sq. ft. of open spaces is provided on the site.

Ordinance

D. One half of the required open space or approximately 11,331 sq. ft. shall be provided as front open space on the site.

LANDSCAPE DESIGN:

DRB Stipulations

15. Upon removal of salvageable native plants (if any) the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy. Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades.

EXTERIOR LIGHTING DESIGN:

DRB Stipulations

- 16. The maximum height from finished graded to the bottom of the any exterior luminiare shall not exceed 20 feet, except as noted in Ordinance Section E, below.
- 17. Incorporate into the project's design, the following:

Parking Lot and Site Lighting:

- a. The maintained average horizontal illuminance level, at grade on the site, not including the gasoline canopy area, shall not exceed 2.0 foot-candles.
- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 8.0 foot-candles. All exterior luminaries shall be included in this calculation.
- c. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 0.8 foot-candles. All exterior luminaries shall be included in this calculation.

Building Mounted Lighting:

- d. All luminaries shall be recessed or shielded so the light source is not directly visible from property line.

Carport Lighting:

- e. The carport lighting shall be recessed within the canopy and shall not project below the fascia. The light source is not directly visible from the property line.

Landscape Lighting (if any): All landscape lighting directed upward shall utilize the extension visor shields to limit the view of the lamp source.

- f. Landscaping lighting shall only be utilized to accent plant material.
- g. All landscape lighting directed upward, shall be aimed away from property line.
- h. All landscape lighting hanging in vegetation, shall contain recessed lamps, and be directed downward and away from property line.
- i. The landscape lighting lamp shall be an incandescent or halogen incandescent source, and shall not exceed 50 watts.

Ordinance

- E. All on-site lighting within two hundred (200) feet of any R-1 district boundary line shall be a maximum of six (6) feet in height, measured in accordance with the Ordinance.

VEHICULAR AND BICYCLE PARKING:

DRB Stipulations

- 18. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

ADDITIONAL PLANNING ITEMS:

DRB Stipulations

- 19. No exterior vending or display shall be allowed.
- 20. Flagpoles, if provided, shall be one piece, conical, and tapered.
- 21. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

Ordinance

- F. Prior to Final Plans approval, the developer shall submit a land division acceptable to the City, dividing the subject 2.2 ac. site from the adjoining property to the east.

G. RELEVANT CASES:

Ordinance

- H. At the time of review, the applicable zoning, DRB, Use Permit, and etc. case(s) for the subject site were: 104-DR-1999.

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

22. Site Plan dated 12/20/04, prepared by DesignLab Inc.
23. Grading and Drainage Plans, seal dated 12-23-04, prepared by H-R Inc. Consulting Engineers.
24. Drainage Report by John Hess seal dated 7-17-00 with update letter dated 12-23-04.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

25. A final drainage report shall be submitted that demonstrates consistency with the Final Drainage Report for Surgery Center of Scottsdale, revision date 7/17/2000, prepared by Hess-Roundtree Inc., accepted by City of Scottsdale under City of Scottsdale Project # 819-00A.
 - a. Any design that modifies the accepted drainage report requires from the developer a site-specific addendum to the final drainage report and plan, subject to review and approval by the city staff.
 - b. Addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.
26. Basin Configuration:
 - a. Basin side slopes shall not be steeper than 4:1, and basin depths shall not exceed 3 feet.
 - b. A maximum of 50% of the front open space may be used as a retention/detention basin unless approved by the Project Coordination Manager.
27. Stormwater Storage on Paved Surfaces. Up to 50% of required stormwater storage may be provided in parking areas when the following conditions are met:
 - a. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
 - b. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.

Ordinance

- I. On-site stormwater storage is required for the full 100-year, 2-hour storm event. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.
 - (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. Storage basins must drain completely within 36 hours.
 - (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered.
 - (3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
 - (4) Off-site runoff must enter and exit the site as it did historically.

- (5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.
- J. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.
- K. Underground Stormwater Storage:
 - (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
 - (2) Drywells are not permitted.
- L. Street Crossings:
 - (1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:

Streets and other related improvements:

STREET NAME	STREET TYPE	R.O.W. DEDICATION	ROADWAY IMPROVEMENT	CURB TYPE	BIKE PATH, SIDEWALK, TRAILS
Desert Cove Avenue	Residential	30' half street	Existing	Existing	existing

DRB Stipulations

- 28. If a gated entrance is proposed, the developer shall design and construct the gated entrance in conformance to Figure 8.1-1 of the City's Design Standards and Policies Manual.
- 29. The internal streets shall be private. The private street tracts shall be dedicated to provide emergency and service vehicle access and public utility construction and maintenance.
- 30. Two existing driveways along Desert Cove Avenue provide access to the site.

Ordinance

- M. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.
- N. Public street lights shall be installed in accordance with City of Scottsdale Revised Code, Section 48-149. The developer shall be responsible for coordinating a street layout and cost estimate with the utility company. Building permits may not be issued until all street light arrangements (including fee requirements) have been made.

INTERNAL CIRCULATION:

DRB Stipulations

- 31. The developer shall provide a minimum parking-aisle width of 24 feet. Dimensions shall be shown on the Paving Plan.
- 32. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet. Radii shall be shown on the Paving Plan.
- 33. Plans shall shown parking aisles at the northwest corner of the site connecting to the main entry drive aisle.

34. With the Final Plans submittal, the applicant shall eliminate the first parking stall located at the extreme northwestern corner of the site. In addition, a modified, less extreme turning radius shall be provided for the southern landscape islands located at the east and west sides of the northerly parking aisle.

Ordinance

O. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

EASEMENTS AND DEDICATIONS

EASEMENT / DEDICATION	DESCRIPTION
1' VNAE	Along the site frontage on Desert Cove Avenue, except at existing driveways.

DRB Stipulations

35. Sight distance easements shall be dedicated over sight distance triangles.

- a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
- b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.

36. Vehicular Non-Access Easement:

- a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Desert Cove Avenue except at the approved driveway location.

37. Indemnity Agreements:

- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance

P. Drainage Easement:

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 25 cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

Q. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

R. Public Utility Easement:

- (1) An 8-foot wide public utility easement shall be dedicated along both sides of internal streets. The 8-foot wide easements may be reduced or eliminated upon approval of the public utility companies.

REFUSE:**DRB Stipulations**

38. Existing refuse enclosure located at the northeast corner of the site is will be adequate for this phase of development.
39. Enclosures must:
- a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
 - b. Be positioned to facilitate collection without "backtracking."
 - c. Be easily accessible by a simple route.
 - d. Not require backing more than 35 feet.
 - e. Not be located on dead-end parking aisles.
 - f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

Ordinance

S. Refuse enclosures are required as follows:

- (1) Restaurants: One per restaurant
- (2) Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.
- (3) Apartments: One for 0 to 20 units, Two for 21 to 40 units, Three for 41 to 60 units, etc.

T. Underground vault-type containers are not allowed.

U. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.

V. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations

40. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
- a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
 - b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

WATER:**DRB Stipulations****Ordinance**

W. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:

DRB Stipulations

Private Sewer System

41. On-site sanitary sewer shall be privately owned and maintained.

Service Connections to the Main.

42. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

Ordinance

LOCATION & CLEARANCE.

X. Privately owned sanitary sewer shall not run parallel within the waterline easement.

CONSTRUCTION REQUIREMENTS

DRB Stipulations

As-Built Plans.

43. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.

- a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
- b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

Ordinance

Y. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]